

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	1401280
Code:	N/A
Parcel:	5 & 5A
Page:	1 of 2

THIS INDENTURE WITNESSETH, That Tippecanoe Memory Gardens, Inc., an Indiana not-for-profit corporation, the Grantor(s) of Tippecanoe County, State of Indiana Convey(s) and Warrant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of One hundred thirty-three thousand five hundred sixty and 00/100 Dollars (\$133,560.00) (of which said sum \$50,860.00 represents land and improvements acquired and \$82,700.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record. The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The undersigned represents and warrants that he/she is a duly elected officer of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor he/she has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he/she is therefore, fully authorized and empowered to convey to The Board of Commissioners of Tippecanoe County in the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments he/she had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

Interests in land acquired by The Board of
Commissioners of Tippecanoe County, IN
Grantee mailing address:
20 N. 3rd Street
1st Floor
Lafayette, IN 47901

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Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 1st day of March, 2023.

Tippecanoe Memory Gardens, Inc., an Indiana not-for-profit corporation

By [Signature] (Seal) _____ (Seal)
Signature Signature

Christopher B. Lyon
Printed Name Printed Name

Signature Signature

Printed Name Printed Name

STATE OF ~~INDIANA~~: Michigan
COUNTY OF ~~TIPPECANOE~~: Macomb SS:

Before me, a Notary Public in and for said State and County, personally appeared Christopher Lyon of Tippecanoe Memory Gardens, Inc., an Indiana not-for-profit corporation, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his/her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 1st day of March, 2023.

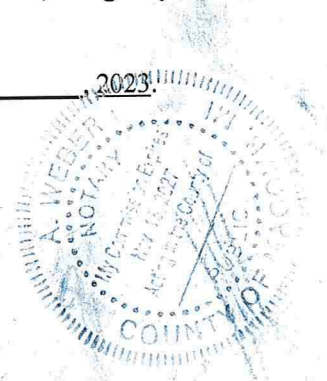
Signature [Signature]

Printed Name Amanda Weber

My Commission expires 11/18/2027

I am a resident of Macomb County.

A. WEBER
Notary Public, State of Michigan
County of Macomb
My Commission Expires Nov. 18, 2027
Acting in the County of Macomb



This instrument prepared by: Douglas J. Masson #19474-53, Attorney, Hoffman, Luhman, & Masson Attorneys at Law, 200 Ferry Street, Ste. C, Lafayette, IN 47901

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. Douglas J. Masson

EXHIBIT "A"

Project: 1401280
Parcel 5 Fee Simple
Key # 79-06-01-126-003.000-023

Sheet 1 of 4

A part of the Southeast Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked "Exhibit "B", described as follows: Commencing at the southeast corner of said Northwest Quarter; thence South 89 degrees 05 minutes 04 seconds West 1,000.74 feet along the south line of said Northwest Quarter to the Point of Beginning of this description; thence continuing South 89 degrees 05 minutes 04 seconds West 386.34 feet along said south line to the centerline of Morehouse Road; thence along said centerline 386.41 feet along an arc to the left having a radius of 1,165.44 feet and subtended by a long chord having a bearing of North 05 degrees 28 minutes 52 seconds East and a length of 384.65 feet to the point designated "703" on said Exhibit "B"; thence North 04 degrees 01 minute 02 seconds West 568.01 feet along said centerline to the south line of Lot 1 as shown on the Plat of Tippecanoe Memory Gardens Minor Subdivision Number One, the plat of which is recorded in Document 201717024413 in the Office of the Recorder of said County; thence North 89 degrees 05 minutes 04 seconds East 31.05 feet along said south line; thence South 04 degrees 01 minute 02 seconds East 15.15 feet to the point designated "973" on said Exhibit "B"; thence North 85 degrees 58 minutes 58 seconds East 6.00 feet to the point designated "974" on said Exhibit "B"; thence South 04 degrees 01 minute 02 seconds East 10.00 feet to the point designated "975" on said Exhibit "B"; thence South 85 degrees 58 minutes 58 seconds West 6.00 feet to the point designated "976" on said Exhibit "B"; thence South 04 degrees 01 minute 02 seconds East 430.00 feet to the point designated "977" on said Exhibit "B"; thence South 09 degrees 30 minutes 35 seconds East 26.12 feet to the point designated "978" on said Exhibit "B"; thence South 02 degrees 20 minutes 17 seconds East 85.32 feet to the point designated "979" on said Exhibit "B"; thence South 02 degrees 01 minute 56 seconds East 82.85 feet to the point designated "980" on said Exhibit "B"; thence South 01 degree 57 minutes 32 seconds West 83.74 feet to the point designated "981" on said Exhibit "B"; thence South 00 degrees 39 minutes 48 seconds West 84.55 feet to the point designated "982" on said Exhibit "B"; thence South 12 degrees 25 minutes 24 seconds East 71.25 feet to the point designated "983" on said Exhibit "B"; thence

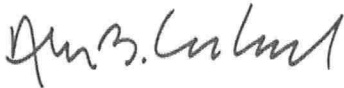
EXHIBIT "A"

Project: 1401280
Parcel 5 Fee Simple
Key # 79-06-01-126-003.000-023

Sheet 2 of 4

South 46 degrees 55 minutes 37 seconds East 58.90 feet to the point designated "984" on said Exhibit "B" thence North 88 degrees 51 minutes 16 seconds East 260.76 feet to the point designated "985" on said Exhibit "B"; thence South 01 degree 08 minutes 44 seconds East 23.16 feet to the Point of Beginning, and containing 0.962 acres, more or less, inclusive of the presently existing right of way, containing 0.424 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S
Indiana Registered Professional Surveyor No. LS80880007



EXHIBIT "A"

Project: 1401280
Parcel 5A Fee Simple
Key # 79-06-01-126-003.000-023

Sheet 3 of 4

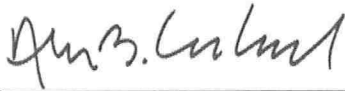
A part of the Southeast Quarter of the Northwest Quarter and a part of the Northeast Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked "Exhibit "B", described as follows: Commencing at the southeast corner of said Northwest Quarter; thence South 89 degrees 05 minutes 04 seconds West 1,387.08 feet along the south line of said Northwest Quarter to the centerline of Morehouse Road; thence along said centerline 386.41 feet along an arc to the left having a radius of 1,165.44 feet and subtended by a long chord having a bearing of North 05 degrees 28 minutes 52 seconds East and a length of 384.65 feet to the point designated "703" on said Exhibit "B"; thence North 04 degrees 01 minute 02 seconds West 588.03 feet along said centerline to the north line of Lot 1 as shown on the Plat of Tippecanoe Memory Gardens Minor Subdivision Number One, the plat of which is recorded in Document 201717024413 in the Office of the Recorder of said County, and being the Point of Beginning of this description; thence continuing North 04 degrees 01 minute 02 seconds West 448.03 feet along said centerline to a north line of the grantor's land; thence North 89 degrees 45 minutes 00 seconds East 41.09 feet along said north line; thence South 04 degrees 01 minute 02 seconds East 4.20 feet to the point designated "960" on said Exhibit "B"; thence South 85 degrees 58 minutes 58 seconds West 10.00 feet to the point designated "959" on said Exhibit "B"; thence South 04 degrees 01 minute 02 seconds East 74.00 feet to the point designated "958" on said Exhibit "B"; thence North 85 degrees 58 minutes 58 seconds East 14.00 feet to the point designated "957" on said Exhibit "B"; thence South 04 degrees 01 minute 02 seconds East 18.00 feet to the point designated "956" on said Exhibit "B"; thence South 85 degrees 58 minutes 58 seconds West 14.00 feet to the point designated "955" on said Exhibit "B"; thence South 04 degrees 01 minute 02 seconds East 350.82 feet to said north line of Lot 1; thence South 89 degrees 05 minutes 04 seconds West 31.05 feet along said north line to the Point of Beginning, and containing 0.326 acres, more or less, inclusive of the presently existing right of way, containing 0.140 acres, more or less.

EXHIBIT "A"

Project: 1401280
Parcel 5A Fee Simple
Key # 79-06-01-126-003.000-023

Sheet 4 of 4

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S
Indiana Registered Professional Surveyor No. LS80880007



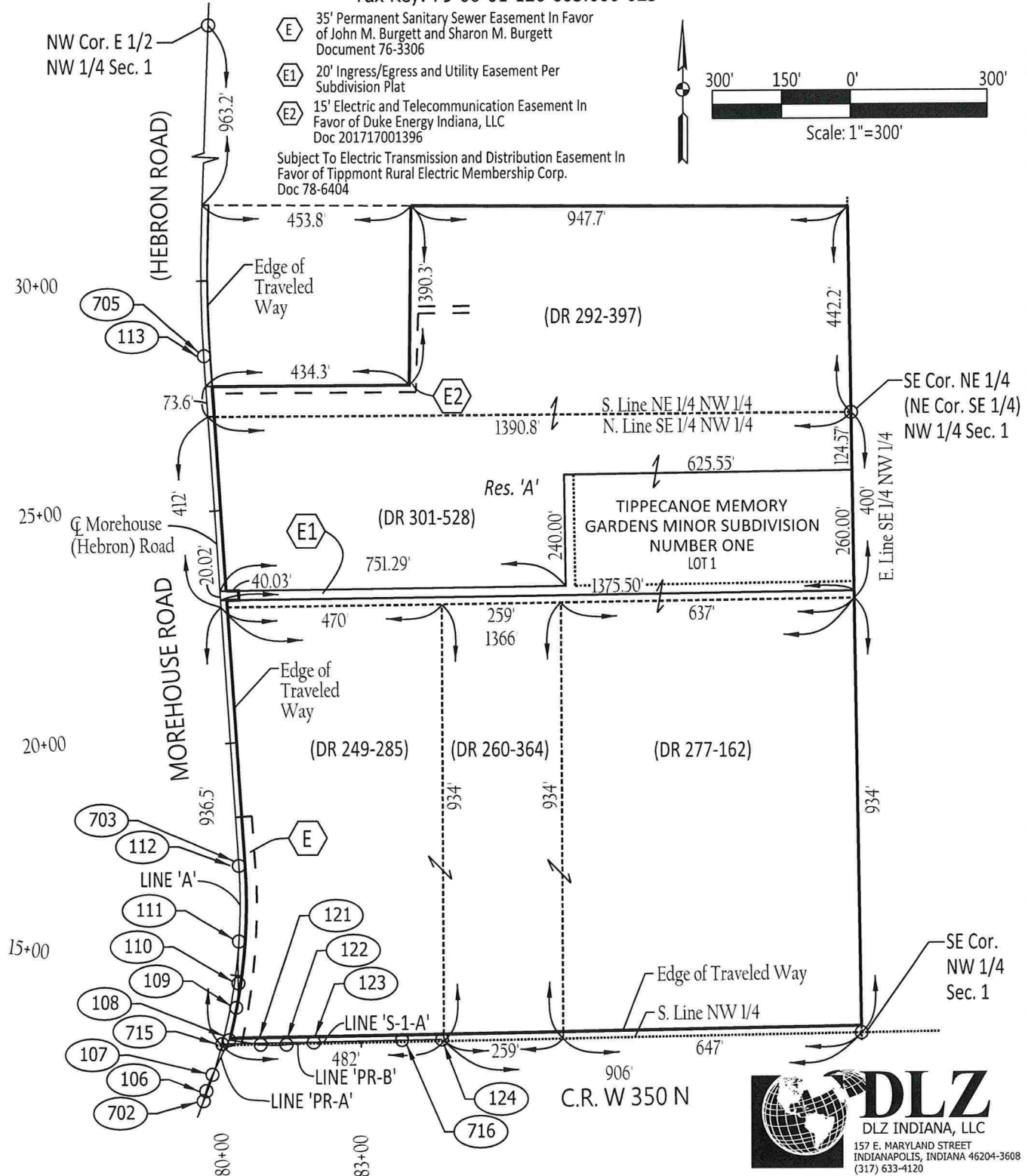
Parcel: 5
Project: 1401280
Des. # 1401280
County: TIPPECANOE
Section: 1
Township: 23N
Range: 5W

Right of Way Parcel Plat Exhibit "B"

Owner: Tippecanoe Memory Gardens, Inc.
Warranty Deeds: DR 292-397, DR 301-528, DR 277-162,
DR 260-364, DR 249-285

Plat of Tippecanoe Memory Gardens Minor Sub - Doc 201717024413
Tax Key: 79-06-01-126-003.000-023

Code: N/A
Page: 1 of 5
Prepared by: S. Hartman
Checked by: A. Cleveland

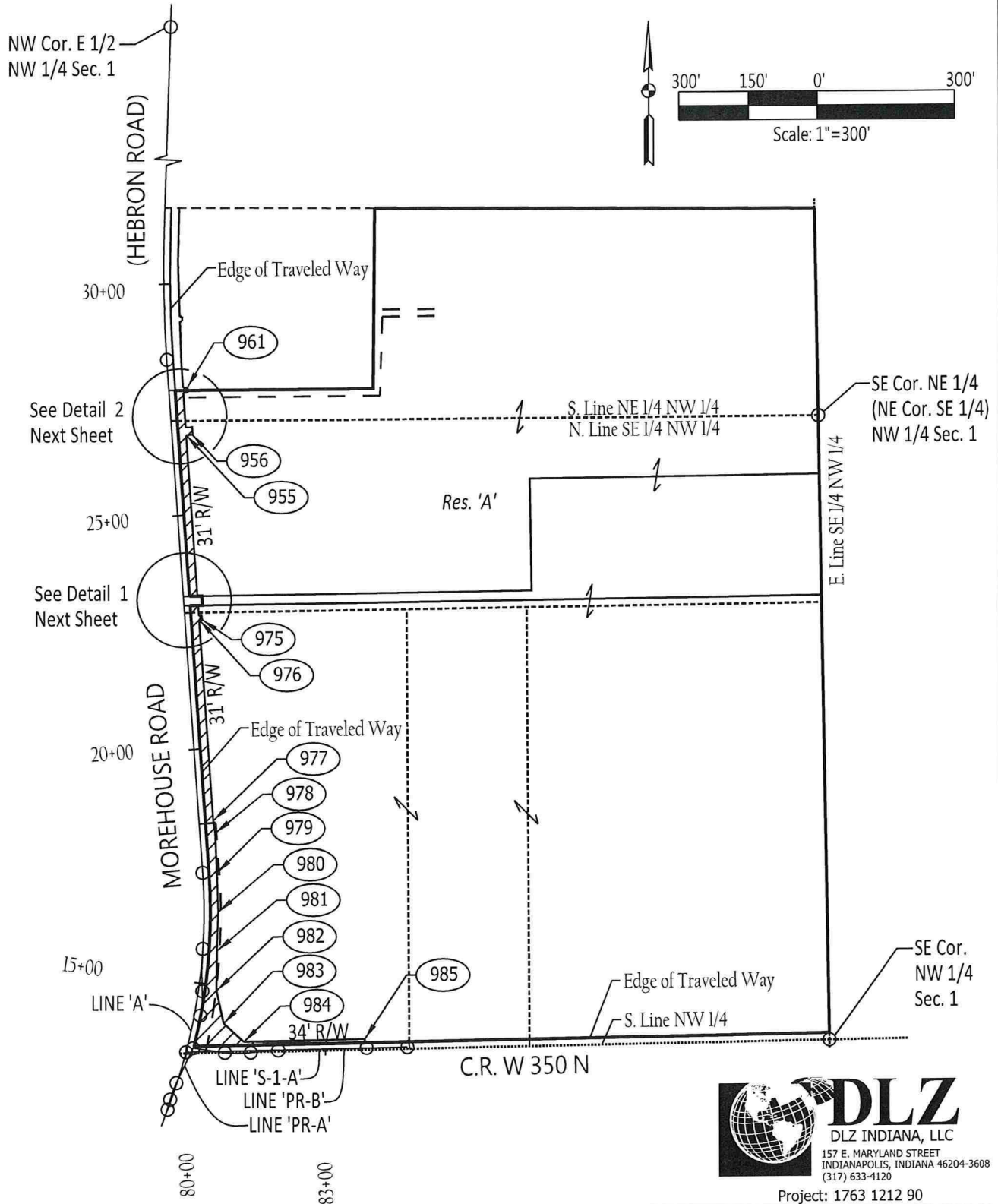


Parcel: 5
Project: 1401280
Des. # 1401280
County: TIPPECANOE
Section: 1
Township: 23N
Range: 5W

Right of Way Parcel Plat Exhibit "B"

Owner: Tippecanoe Memory Gardens, Inc.
Warranty Deeds: DR 292-397, DR 301-528, DR 277-162,
DR 260-364, DR 249-285
Tax Key: 79-06-01-126-003.000-023


Code: N/A
Page: 2 of 5
Prepared by: S. Hartman
Checked by: A. Cleveland
Hatched Area is the
Approximate taking

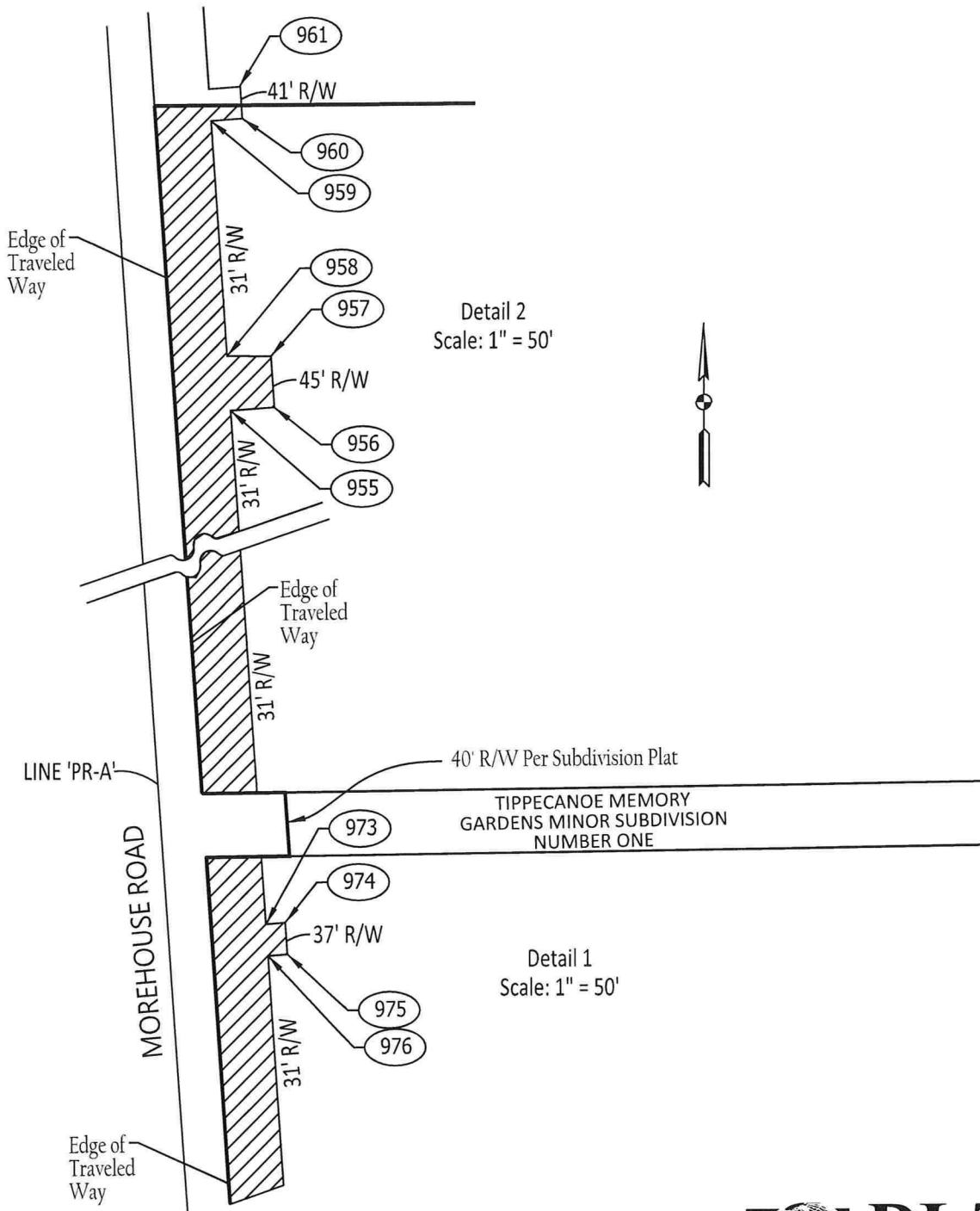


Project: 1763 1212 90

Parcel: 5
Project: 1401280
Des. # 1401280
County: TIPPECANOE
Section: 1
Township: 23N
Range: 5W

Right of Way Parcel Plat
Exhibit "B" (continued)
Owner: Tippecanoe Memory Gardens, Inc.

Code: N/A
Page: 3 of 5
Prepared by: S. Hartman
Checked by: A. Cleveland
 Hatched Area is the
Approximate taking



DLZ
DLZ INDIANA, LLC

157 E. MARYLAND STREET
INDIANAPOLIS, INDIANA 46204-3608
(317) 633-4120

Project: 1763 1212 90

Parcel: 5
 Project: 1401280
 Des. # 1401280
 County: TIPPECANOE
 Section: 1
 Township: 23N
 Range: 5W

Right of Way Parcel Plat Exhibit "B" (continued) Owner: Tippecanoe Memory Gardens, Inc.

Code: N/A
 Page: 4 of 5
 Prepared by: S. Hartman
 Checked by: A. Cleveland

Line 'PR-A' Data Table			
Point		Northing	Easting
106	P.R.C. 12+38.64 = O.P.O.C. 12+42.53 Line 'A', 2.37' Lt. $\Delta = 10^{\circ}44'54''$ Rt. R = 200.00' L = 37.52' T = 18.81' E = 0.88'	1901032.6179	2992916.1144
107	P.T. 12+76.16 = O.P.O.C. 12+80.04 Line 'A', 1.35' Lt.	1901067.6604	2992929.3677
108	P.I. 13+58.96 = O.P.O.C. 13+61.24 Line 'A', 12.81' Rt. $\Delta = 13^{\circ}42'14''$ Lt. No Curve Run	1901142.0232	2992965.7821
109	P.C. 14+29.79 = O.P.O.C. 14+31.31 Line 'A', 12.64' Rt. $\Delta = 15^{\circ}01'31''$ Lt. R = 200.00' L = 52.45' T = 26.38' E = 1.73'	1901211.2041	2992980.9767
110	P.R.C. 14+82.24 = O.P.O.C. 14+82.98 Line 'A', 8.39' Rt. $\Delta = 6^{\circ}36'14''$ Rt. R = 765.00' L = 88.17' T = 44.14' E = 1.27'	1901263.3148	2992985.4198
111	P.R.C. 15+70.41 = O.P.O.C. 15+70.41 Line 'A', 0.01' Rt. $\Delta = 7^{\circ}58'57''$ Lt. R = 1165.00' L = 162.31' T = 81.29' E = 2.83'	1901351.4301	2992986.4401
112	P.T. 17+32.72 = P.O.C. 17+32.72 Line 'A'	1901513.6089	2992986.3667
113	P.C. 28+29.84 = P.O.T. 28+29.84 Line 'A'	1902608.0332	2992909.5048

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

Line 'PR-B' Data Table			
Point		Northing	Easting
120	P.O.T. 100+00.00	1901201.2774	2992782.3439
108	P.I. 101+92.77 = O.P.O.T. 80+15.67 Line 'A', 8.42' Lt.	1901142.0277	2992965.7843
121	P.C. 102+60.89 = O.P.O.T. 80+82.85 Line 'S-1-A', 2.82' Rt. $\Delta = 16^{\circ}11'23''$ Lt. R = 200.00' L = 56.51' T = 28.45' E = 2.01'	1901132.0854	2993033.1687
122	P.R.C. 103+17.40 = O.P.O.T. 81+39.16 Line 'S-1-A', 4.19' Rt. $\Delta = 6^{\circ}39'04''$ Rt. R = 510.00' L = 59.20' T = 29.64' E = 0.86'	1901131.7922	2993089.4932
123	P.T. 103+76.60 = O.P.O.T. 81+98.22 Line 'S-1-A', 0.72' Rt.	1901136.4048	2993148.4835
124	P.O.T. 106+54.79	1901141.9657	2993426.6120

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances



DLZ
 DLZ INDIANA, LLC

157 E. MARYLAND STREET
 INDIANAPOLIS, INDIANA 46204-3608
 (317) 633-4120

Project: 1763 1212 90

Parcel: 5
 Project: 1401280
 Des. # 1401280
 County: TIPPECANOE
 Section: 1
 Township: 23N
 Range: 5W

Right of Way Parcel Plat Exhibit "B" (continued) Owner: Tippecanoe Memory Gardens, Inc.

Code: N/A
 Page: 5 of 5
 Prepared by: S. Hartman
 Checked by: A. Cleveland

Parcel Coordinate Chart (Shown in Feet)					
Point	Northing	Easting	Station	Offset	Line
955	1902450.7577	1902450.7577	26+70.00	31.00' Rt.	'PR-A'
956	1902451.7385	2992965.5923	26+70.00	45.00' Rt.	'PR-A'
957	1902469.6943	2992964.3313	26+88.00	45.00' Rt.	'PR-A'
958	1902468.7135	2992950.3657	26+88.00	31.00' Rt.	'PR-A'
959	1902542.5316	2992945.1814	27+62.00	31.00' Rt.	'PR-A'
960	1902543.2322	2992955.1568	27+62.00	41.00' Rt.	'PR-A'
961	1902553.2077	2992954.4562	27+72.00	41.00' Rt.	'PR-A'
973	1902065.7061	2992978.6690	22+84.00	31.00' Rt.	'PR-A'
974	1902066.1265	2992984.6543	22+84.00	37.00' Rt.	'PR-A'
975	1902056.1510	2992985.3549	22+74.00	37.00' Rt.	'PR-A'
976	1902055.7307	2992979.3696	22+74.00	31.00' Rt.	'PR-A'
977	1901626.7872	2993009.4945	18+44.00	31.00' Rt.	'PR-A'
978	1901601.0263	2993013.8098	18+18.00	33.50' Rt.	'PR-A'
979	1901515.7806	2993017.2905	+P.T. (17+32.72)	31.00' Rt.	'PR-A'
980	1901432.9814	2993020.2286	16+52.00	31.00' Rt.	'PR-A'
981	1901349.2876	2993017.3659	+P.R.C. (15+70.41)	31.00' Rt.	'PR-A'
982	1901264.7389	2993016.3871	+P.R.C.(14+82.24)	31.00' Rt.	'PR-A'
983	1901195.1567	2993031.7155	14+25.00	53.00' Rt.	'PR-A'
984	1901154.9343	2993074.7386	103+04.30	24.55' Lt.	'PR-B'
985	1901160.1469	2993335.4440	105+64.00	20.00' Lt.	'PR-B'
702	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
703	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
705	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
715	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
716	SEE LOCATION CONTROL ROUTE SURVEY PLAT				

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

ALAN BRENT CLEVELAND P.S.
 LS80880007



SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded as Instrument #201717017449 in the Office of the Recorder of Tippecanoe County, Indiana (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Alan B. Cleveland

Date: 6/25/2020



DLZ
 DLZ INDIANA, LLC

157 E. MARYLAND STREET
 INDIANAPOLIS, INDIANA 46204-3608
 (317) 633-4120

Project: 1763 1212 90

The attached **Warranty Deed – Parcel 5 & 5A Morehouse Rd. Project** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this 20 day of March , 2023

Tracy A. Brown, President

Thomas P. Murtaugh, Vice President

David S. Byers, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
 Jennifer Weston, Auditor